



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*



February 10, 2004

Tim Gallagher, Director

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ACCEPTANCE OF A CONSTRUCTION CONTRACT AND RELEASE OF RETENTION  
FOR LA MIRADA REGIONAL COMMUNITY PARK  
LAKE REFURBISHMENT, ENHANCEMENT, ADA IMPROVEMENT  
AND GENERAL REDEVELOPMENT PHASE II PROJECT  
C.P. NO. 68959, SPEC. NO. 98-3080  
(Fourth District - 3- Vote Matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT  
YOUR BOARD:**

1. Accept the remaining work of the Contractor, PIMA Corporation, dba Advanced Construction, which has completed the improvements included in the La Mirada Regional Community Park Project in accordance with the plans and specifications, at a total construction cost of \$1,023,050.
2. Authorize the Director of the Department of Parks and Recreation (DPR) to release the remaining retention amount of \$51,152, to PIMA Corporation, dba Advanced Construction.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will accept park improvements that have been completed and authorize the release of retention of \$51,152, related to these park improvements.

In April 2001, your Board awarded a construction contract to PIMA Corporation, dba Advanced Construction (PIMA). The project elements included: constructing a new group picnic area, providing Americans with Disabilities Act (ADA) access from the parking lot, replacing access walks to and around the lake, upgrading the existing restroom next to the lake, constructing the ADA parking, slurry sealing and re-striping the parking lot, replacing the existing tennis courts' windscreens and fabric, replacing approximately 300 feet of the existing concrete edge of the lake, removing the existing

lake fountain and related items, installing a new activated-oxygen lake aerification system, and constructing a new, re-circulating waterfall. On January 29, 2002, your Board approved a Supplemental Agreement that a) increased the project budget; b) increased the change order and contingency funds; and c) added project scope that included food counters, sinks, two picnic shelters with braziers and picnic tables, a concrete patio deck, parking lot resurfacing and restriping and landscaping improvements (turf renovation, tree planting and irrigation upgrades).

The contractor, PIMA, began construction in May 2001 and approximately 90 percent of the project had been substantially completed on November 17, 2001. On July 2, 2002, your Board accepted a portion of the work and authorized the partial release of retention funds in the amount of \$43,367. At that time, the Supplemental Agreement to increase the project's scope, including food counters, gazebo, and picnic tables, remained to be completed. These items were completed and accepted by DPR on September 8, 2003. DPR took beneficial occupancy of the completed park areas on September 11, 2003, and has maintained them since that time.

The Youth Employment Plan for this project incorporated youth to perform the pruning, removal and hauling of existing trees and the planting of new trees and shrubs at a total cost of \$5,254.

This project is one of more than 200 capital improvement projects that DPR is undertaking as a result of the voters' approval of the Safe Neighborhood Parks Propositions of 1992 and 1996.

### **Implementation of Strategic Plan Goals**

The completion of this capital project enhances Fiscal Responsibility (goal number six of the County's Strategic Plan) by investing in the public infrastructure.

### **FISCAL IMPACT/FINANCING**

The revised construction contract amount of \$867,350 was approved by your Board in January 2002, including a base contract of \$788,500 plus the Supplemental Agreement of \$78,850. In addition, your Board approved an increase of \$79,070 in the change order fund, for a total change order fund of \$157,920, of which \$155,700 has been expended. The total construction cost, including approved change orders, is \$1,023,050. The total project cost, including plans and specifications, plan review, construction, consultant services, County services, and at-risk youth is \$1,404,672, which was \$41,978 less than the budget your Board approved on January 29, 2002. DPR is recommending release of the remaining retention of \$51,152 as the project has been satisfactorily completed.

The La Mirada Community Regional Park Phase II Project was entirely funded by the Regional Park and Open Space District from the 1996 Proposition.

### **OPERATING BUDGET IMPACT**

As a result of the development of these improvements, DPR incurred a one-time start-up cost of \$192 for office furnishings. To operate and maintain the improvements, DPR required an increase of \$19,000 to the operating budget for ongoing costs for supplies, utilities and maintenance contracts. Funding for these expenditures was included in DPR's 2003-04 Adopted Budget.

### **FACTS AND PROVISIONS / LEGAL REQUIREMENTS**

Certain portions of the project were substantially completed and DPR took beneficial occupancy of certain improvements on November 17, 2001. The contractor has now completed 100 percent of the contract work in the project and the remaining retention should be released.

### **ENVIRONMENTAL DOCUMENTATION**

On October 31, 2000, your Board found the project to be categorically exempt from the California Environmental Quality Act.

### **CONTRACTING PROCESS**

On April 3, 2001, your Board awarded a construction contract in the amount of \$788,850 to PIMA, as the lowest responsible bidder for this project. Your Board also authorized the Director of Parks and Recreation to approve change orders and contingencies up to a maximum amount of \$78,850. On January 29, 2002, your Board approved a Supplemental Agreement in the amount of \$78,850 and authorized the Director of Parks and Recreation to approve additional change orders up to the amount of \$79,070, for a total authorized change order amount of \$157,920.

### **CONCLUSION**

Please instruct the Executive Officer-Clerk of the Board to forward the original and four (4) conformed copies of this letter to DPR and one (1) conformed copy to the Chief Administrative Office, Capital Projects Division.

Respectfully submitted,



Tim Gallagher  
Director

David E. Janssen  
Chief Administrative Officer

Attachment (2)

c Executive Officer (22)

**ATTACHMENT A (1)**

**ACCEPTANCE OF A CONSTRUCTION CONTRACT AND RELEASE OF RETENTION  
FOR LAKE REFURBISHMENTS, ENHANCEMENT,  
ADA IMPROVEMENTS, AND GENERAL REDEVELOPMENT, PHASE II  
AT LA MIRADA COMMUNITY REGIONAL PARK  
C.P. No. 68959, SPEC. No. 98-3080  
(Fourth District -3 Vote Matter)**

**I. PROJECT SCHEDULE**

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A		N/A
2. Environmental Impact Report	N/A		N/A
3. Program	N/A		N/A
4. Schematic Design	10/98		10/98
5. Design Development	07/99		07/99
6. Construction Documents	07/00		07/00
7. Jurisdictional Approval	N/A		N/A
8. Construction Contract Award	01/30/01	04/03/01	04/03/01
9. Construction Start	02/26/01	05/03/01	05/03/01
10. Beneficial Occupancy	08/27/01	12/18/02	09/11/03
11. Final Acceptance	10/27/01	09/09/03	2/10/04

**ATTACHMENT A (2)**

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**II.PROJECT COST SUMMARY**

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost	Expenditures & Encumbrance
1 Land Acquisition	N/A	N/A	N/A	N/A
2. Plans and Specifications	\$140,175	\$(144)	\$140,031	\$140,031
3. Plan Review	\$4,701	\$788	\$5,489	\$5,489
4. Make-Ready Activities	\$1,941	\$0	\$1,941	\$1,941
5. Construction Contract*				
Construction	\$788,500		\$788,500	\$788,500
Supplemental	\$78,850		\$78,850	\$78,850
Change Order	157,920	\$(2,220)	\$155,700	\$155,700
6. Equipment	N/A	N/A	N/A	N/A
7. Consultant Services	\$84,968	\$(45,163)	\$39,805	\$39,805
8. County Services	\$168,340	\$20,762	\$189,102	\$189,102
9. Other (At-Risk Youth)**	\$21,255	\$(16,001)	\$ 5,254	\$ 5,254
TOTAL	\$1,446,650	\$(41,978)	\$1,404,672	\$1,404,672

Including Change Orders and Contingencies

Includes labor and supervision.